

SEND TAX NOTICE TO:

20160302000065740
03/02/2016 09:01:49 AM
DEEDS 1/2

Andrea + Robert Writson

417 Poplar Ridge

Alabaster, AL 35007

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$159,900.00 which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged **Margaret Wilcox fka Margaret Quinn and John Wilcox, husband and wife**, whose address is 200 Whitesville Rd, Moncks Corner, SC 29461 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Andrea J. Writson and Robert A. Writson** whose address is 417 Poplar Ridge, Alabaster AL 35007 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple the following described real estate, situated in **Shelby** County, Alabama, 417 Poplar Ridge, Alabaster, AL 35007 to wit:

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Lot 65, according to the Survey of Forest Hills 2nd Sector, as recorded in Map Book 21, page 50 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$157,003 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The effective date of this deed is 2/29/16.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of February, 2016

(S E A L)

Margaret Wilcox fka Margaret Quinn

John Wilcox

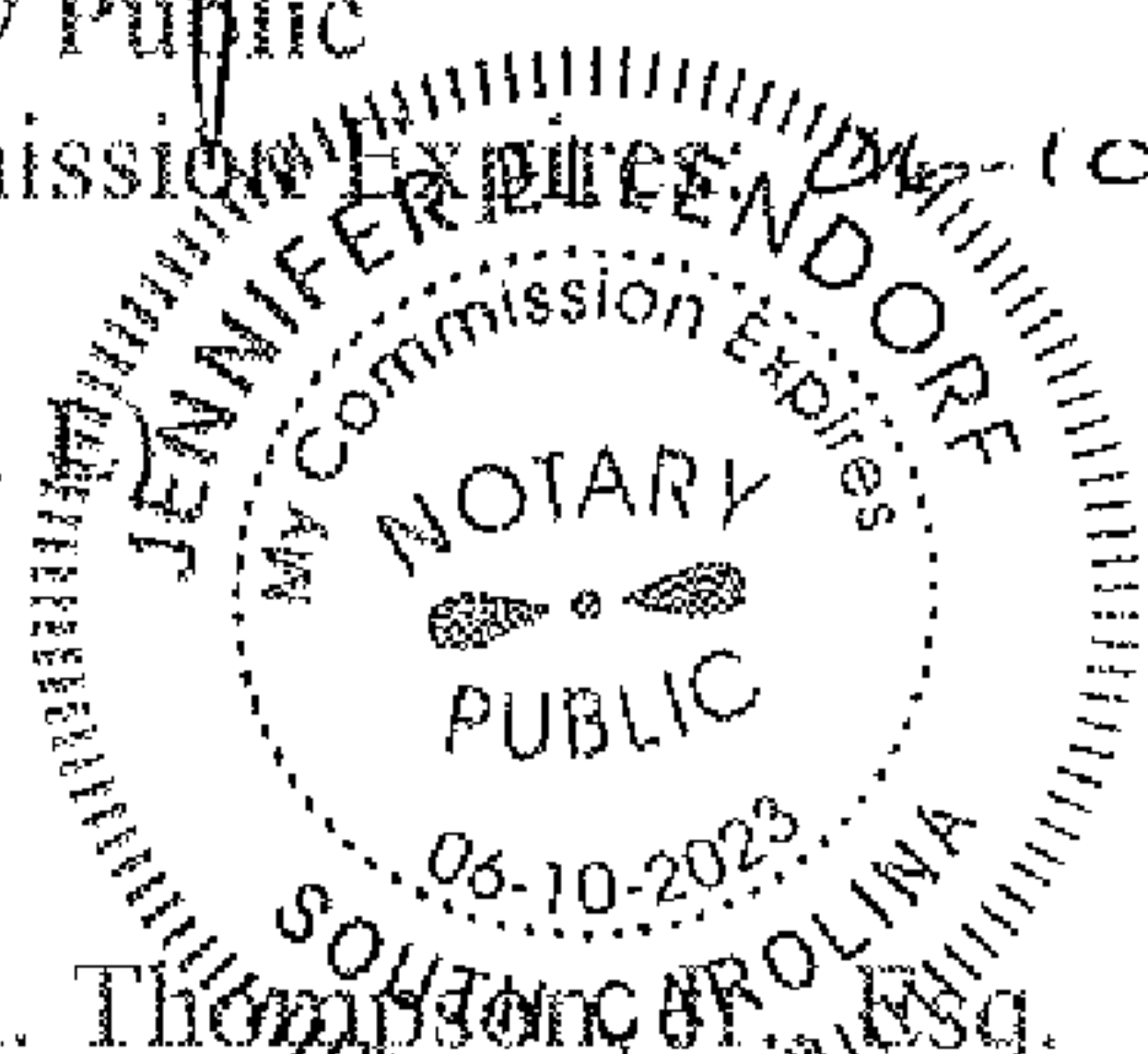
State of SC
Horry County

I, a notary for said County and in said State, hereby certify that Margaret Wilcox fka Margaret Quinn and John Wilcox, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Notary Public

Commission Expires 10-2023

(S E A L)



Jack R. Thompson, Esq.

The Law Offices of Jack R. Thompson, Jr. LLC
3500 Colonnade Pkwy, Suite 350
Birmingham, AL 35243
205-443-9027



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 09:01:49 AM
\$20.00 CHERRY
20160302000065740

James W. Fuhrmeister